

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT  
AGENDA  
ROSE ROOM – CREEKMORE PARK COMMUNITY CENTER  
5:30 P.M.  
DECEMBER 11, 2012**

**I. ROLL CALL**

**II. APPROVAL OF MINUTES FROM NOVEMBER 13, 2012**

**III. STAFF COMMENTS AND PROCEDURES**

1. Unified Development Ordinance Amendments
2. Preliminary Plat – Middleton Farms Phase I – Mickle-Wagner-Coleman
3. Preliminary Plat – Huntington Chase Commercial – Mickle-Wagner-Coleman  
(companion item to items #4, #5A & #5B)
4. Master Land Use Plan Amendment from Not Classified to General Commercial located at 8000 Zero Street. (companion item to items #3, #5A & #5B)
5. A. Rezoning #29-12-12; A request by Pat Mickle, agent for ERC Land Development Group, LLC, for a zone change from Not Zoned to Commercial Moderate (C-3) by Classification located at 8000 Zero Street. (companion item to items #3, #4 & #5B)  
  
B. A request to defer the requirement for a development plan located at 8000 Zero Street. (companion item to items #3, #4 & #5A)
6. A request by Thomas McGuire for a conditional use time extension for a church located at 2201 Fianna Oak Drive.
7. Master Land Use Plan Amendment from Commercial Neighborhood to General Commercial located at 2501 North 50<sup>th</sup> Street. (tabled from September 2012)  
(companion item to items #8 & #10)
8. Rezoning #22-9-12; A request by Al Prieur, agent for Mark & Amy Koenigseder, for a zone change from Commercial Regional (C-4) and Commercial Light (C-2) to Commercial Heavy (C-5) by Classification located at 2501 North 50<sup>th</sup> Street. (tabled from September 2012) (companion item to items #7 & #10)

9. Home Occupation #17-12-12; A request by Jerminic Knauls for a home occupation for a massage therapy business located at 1813 North 13<sup>th</sup> Street.

**RECESS PLANNING COMMISSION**  
**CONVENE BOARD OF ZONING ADJUSTMENT**

10. Variance #27-9-12; A request by Al Prieur, agent for Mark & Amy Koenigseder, for a variance from 87,120 square feet to 79,323 square feet minimum lot area located at 2501 North 50<sup>th</sup> Street. (tabled from September 2012) (companion item to items #7 & #8)
11. Variance #40-12-12; A request by Cary Smallwood for a variance from 75 feet to 50 feet minimum lot width at building line located at 3823 Old Jenny Lind Road.